

TABLE D
West Roxbury Neighborhood District
Residential Subdistricts Dimensional Regulations

	Lot Area, Minimum for Dwell. Unit(s) Specified (Sq.Ft.)	Additional Lot Area for Ea. Addit'l Dwell. Unit (Sq.Ft.)	Lot Width Minimum (Feet)	Lot Frontage Minimum (Feet)	Floor Area Ratio Maximum	Building Height ⁽²⁾ Maximum		Usable Open Space ⁽³⁾ Minimum Sq. Ft. Per Dwelling Unit	Front Yard ⁽⁴⁾ Minimum Depth (Feet)	Side Yard ⁽⁵⁾ Minimum Width (Feet)	Rear Yard Minimum Depth (Feet)	Rear Yard Maximum Occupancy by Accessory Buildings (Percent)
One-Family Residential Subdistrict												
1F-6,000 ⁽¹⁾												
1 Family Detached	6,000	N/A	60	60	0.4	2-1/2	35	1,800	20	10	30	25
Other Use	6,000	N/A	60	60	0.4	2-1/2	35	1,800	20	12	30	25
1F-8,000 ⁽¹⁾												
1 Family Detached	8,000	N/A	70	70	0.3	2-1/2	35	2,000	25	12	40	25
Other Use	8,000	N/A	70	70	0.3	2-1/2	35	2,000	25	15	40	25

TABLE D- Continued

	Lot Area, Minimum for Dwell. Unit(s) <u>(Sq.Ft.)</u>	Additional Lot Area for Ea. Addit'l Dwell. Unit <u>(Sq.Ft.)</u>	Lot Width Minimum <u>(Feet)</u>	Lot Frontage Minimum <u>(Feet)</u>	Floor Area Ratio Maximum	Building Height ⁽²⁾ Maximum <u>Stories</u>	<u>Feet</u>	Usable Open Space ⁽³⁾ Minimum Sq. Ft. Per Dwelling Unit	Front Yard ⁽⁴⁾ Minimum Depth <u>(Feet)</u>	Side Yard ⁽⁵⁾ Minimum Width <u>(Feet)</u>	Rear Yard Minimum Depth <u>(Feet)</u>	Rear Yard Maximum Occupancy by Accessory Buildings <u>(Percent)</u>
Two-Family Residential Subdistrict												
<u>2F-6,000⁽¹⁾</u>												
1 Family Detached or Semi-Attached or 2 Family Detached	3,000 for 1 unit	3,000	50	45	0.8	2-1/2	35	750 for 1 unit plus 500 for each addit'l unit	20	10	30	25
Other Use	6,000	N/A	50	45	0.8	2-1/2	35 unit	1,250 per lot	20	10	30	25
Multifamily Residential Subdistrict												
<u>MFR⁽¹⁾</u>												
1 or 2 Family Detached Dwelling or Semi-Attached Dwelling	3,000 per bldg. of 1 or 2 units	3,000 per bldg. of 1 or 2 units	40	40	1.0	3	35	600 for 1 unit plus 200 for each addit'l unit	20 ⁶	10 ⁶	20 ⁶	25
Any other Dwelling or Use	4,000 for first 3 units	1,000	40	40	1.0	3	35	150	25 ⁶	10 ⁶	20 ⁶	25

TABLE D - Continued

Footnotes

1. See Map 11A, Map 11B, Map 11C, 11D, 11E, and Section 56-6. In a 1F subdistrict, the maximum number of dwelling units allowed in a single structure shall be one (1). In a 2F subdistrict, the maximum number of dwelling units allowed in a single structure shall be two (2).
2. For the purpose of determining Building Height, the floor area of a dormer on a Dwelling shall not be included in the floor area calculation for a half story; provided that such dormer is not wider than eight (8) feet and the ridge line of the dormer does not exceed the ridge line of an existing Structure of which it is a part, or thirty-five (35) feet, whichever is less; and provided further that only the floor area of two such dormers shall not be included in the floor area calculation for a half story. However, the floor area of such dormers shall be included in Gross Floor Area of the Dwelling.
3. The minimum usable open space requirement is applicable only to Residential Uses and Dormitory/Fraternity Uses.

For any lot that exceeds the minimum lot area specified in this Table D, the required number of square feet of usable open space per dwelling unit shall be calculated by adding: (a) the minimum usable open space per dwelling unit specified in this Table D, and (b) twenty-five percent (25%) of the lot area in excess of the required minimum lot area specified in this Table D for the lot.

All ground level open space used to satisfy the minimum usable open space requirements specified in this Table D must have an unobstructed length of not less than ten (10) feet and an unobstructed width of not less than ten (10) feet, except that, for yards used to meet the open space requirements of this Table D, shorter or narrower dimensions are allowed where specifically permitted by the provisions of Section 56-40 (Application of Dimensional Requirements).

In the MFR Subdistricts, up to twenty-five percent (25%) of the usable open space requirement may be met by unenclosed porches (with or without roofs) or by suitably designed and accessible space on balconies of Main Buildings or on the roofs of wings of Main Buildings or on the roofs of Accessory Buildings, provided that any such space on a porch, balcony, or roof has an unobstructed length of not less than six (6) feet and an unobstructed width of not less than six (6) feet.

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- 4. See Section 56-36.1, Conformity with Existing Building Alignment. A bay window may protrude into a Front Yard.
 - 5. Semi-attached Dwellings, Town House Buildings, and Row House Buildings are only required to have side yards on sides that are not attached to another Dwelling.
 - 6. Special yard requirements along Charles River: Notwithstanding any contrary provision of this Table D, no part of a building or structure shall be located closer to the Charles River than the greater of: (a) forty (40) feet, measured from the top of the riverbank as defined by the Commonwealth of Massachusetts Wetlands Protection Act (M.G.L. Chapter 131, Section 40, as amended) and regulations issued thereunder by the Commonwealth of Massachusetts and the City of Boston Conservation Commission; or (b) any setback distance required by an Order of Conditions issued by the City of Boston Conservation Commission.
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